095.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	891,200 / 891,200
					USE VALUE:	891,200 / 891,200
					ASSESSED:	891,200 / 891,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		UPLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGIL GARY C & SHEILA
Owner 2:	
Owner 3:	
Street 1:	10 UPLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,780 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2339 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7780.000	428,300	5,500	457,400	891,200
Total Card	0.179	428,300	5,500	457,400	891,200
Total Parcel	0.179	428,300	5,500	457,400	891,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.99 | /Parcel: 380.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	62425
GIS Ref	
GIS Ref	
Insp Date	11/14/18

!7816!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	428,300	5500	7,780.	457,400	891,200	891,200	Year End Roll	12/18/2019
2019	101	FV	329,300	5500	7,780.	457,400	792,200	792,200	Year End Roll	1/3/2019
2018	101	FV	329,300	5500	7,780.	392,000	726,800	726,800	Year End Roll	12/20/2017
2017	101	FV	329,300	5500	7,780.	365,900	700,700	700,700	Year End Roll	1/3/2017
2016	101	FV	329,300	5500	7,780.	313,600	648,400	648,400	Year End	1/4/2016
2015	101	FV	321,100	5500	7,780.	281,000	607,600	607,600	Year End Roll	12/11/2014
2014	101	FV	321,100	5500	7,780.	260,100	586,700	586,700	Year End Roll	12/16/2013
2013	101	FV	321,100	5500	7,780.	248,000	574,600	574,600		12/13/2012

PRINT

Date	Time
12/10/20	22:25:22

LAST REV

Date	Time
05/07/19	14:48:55
apro	
7816	

USER DEFINED

Prior Id # 1:	62425
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13420-138		4/1/1978		62,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2013	1341	Manual	4,086	C				
10/1/2007	875	Manual	15,000			G9	GR FY09	rear deck remodel
5/6/2005	340	Re-Roof	15,990					
10/4/1994	511		20,000					REM/KIT/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	MEAS&NOTICE	CC	Chris C
1/23/2014	Info Fm Prmt	EMK	Ellen K
1/23/2014	Info Fm Prmt	EMK	Ellen K
4/15/2009	Meas/Inspect	163	PATRIOT
11/9/1999	Mailer Sent		
10/15/1999	Measured	263	PATRIOT
10/18/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7780		Sq. Ft.	Site		0	70.	0.84	4									457,382						457,400	

Total AC/HA: 0.17860 | Total SF/SM: 7780 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 457,382 | Spl Credit | Total: 457,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05076337
Const Adj.:	0.99495000
Adj $ / SQ:	130.682
Other Features:	95000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620743
Depreciation:	192430
Depreciated Total:	428312

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

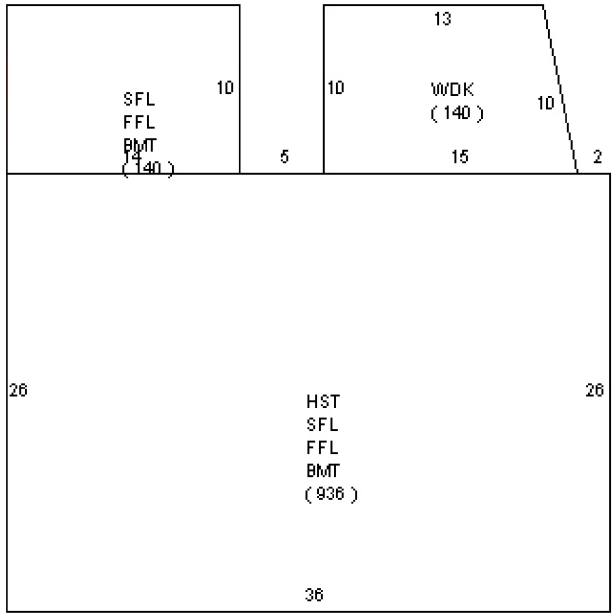
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.81
Special Features:	0	Val/Su Net:	111.65
Final Total:	428300	Val/Su SzAd	163.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,076	39.200	42,184
FFL	First Floor	1,076	130.680	140,614
SFL	Second Floor	1,076	130.680	140,614
HST	Half Story	468	99.320	46,481
WDK	Deck	140	13.080	1,831

Net Sketched Area:	3,836			Total:	371,724
Size Ad	2620	Gross Are	4304	FinArea	2339

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	60	B	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1930	20.68	T	40	101			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500